



Document 2025 3165

Book 2025 Page 3165 Type 06 044 Pages 15
Date 11/20/2025 Time 1:21:56PM
Rec Amt \$77.00 Aud Amt \$5.00

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

Type of Document

Chris & Nelson Endres Subdivision

PREPARER INFORMATION:

Mark Smith, 101½ W. Jefferson St., P.O. Box 230, Winterset, IA 50273
Phone: (515)-462-3731, on behalf of Charles F. & Kimberly D. Tibben

TAXPAYER INFORMATION:

Charles F. & Kimberly D. Tibben
2256 Bevington Park Rd.
St. Charles, IA 50240

RETURN DOCUMENT TO:

Charles F. & Kimberly D. Tibben
2256 Bevington Park Rd.
St. Charles, IA 50240

Or

Jordan, Oliver, Walters & Smith, P.C.
C/O Mark Smith
101½ W. Jefferson St., P.O. Box 230
Winterset, IA 50273

LEGAL DESCRIPTION:

The Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Four (4), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; EXCEPT Parcel "B" located therein, containing 10.03 acres, as shown in Plat of Survey filed in Book 2011, Page 373 on February 3, 2011, in the Office of the Recorder of Madison County, Iowa.

**PLAT AND CERTIFICATE
FOR
CHRIS AND NELSON ENDRES SUBDIVISION**

I, Ryan Hobart, Zoning Administrator of the Madison County, Iowa, do hereby certify that the Plat to which this certificate is attached is a plat of a subdivision known and designated as Chris and Nelson Endres Subdivision; and, that the real estate comprising said plat is described as follows:

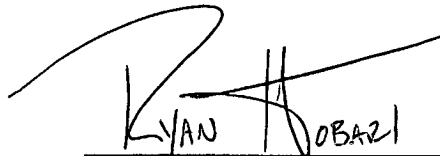
The Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Four (4), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; EXCEPT Parcel "B" located therein, containing 10.03 acres, as shown in Plat of Survey filed in Book 2011, Page 373 on February 3, 2011, in the Office of the Recorder of Madison County, Iowa.

I do further certify that attached hereto are true and correct copies of the following documents that have been submitted in connection with said plat.

- 1) Dedication of Plat of Chris and Nelson Endres Subdivision;
- 2) Attorney's Opinion;
- 3) Certificate of Treasurer;
- 4) Auditor's Approval;
- 5) Ground Water Statement;
- 6) Agreement with County Engineer;
- 7) Land Disturbing Activity;
- 8) Resolution of Board of Supervisors;
- 9) Fence Affidavit;
- 10) Resolution of City of Patterson

all of which are duly certified in accordance with the Madison County Zoning Ordinance.

Dated this 20TH day of NOVEMBER, 2025.

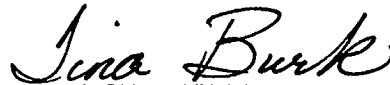

RYAN HOBART

Ryan Hobart, Zoning Administrator

STATE OF IOWA, MADISON COUNTY, ss:

On this 20th day of November, 2025, before me, the undersigned, a Notary Public in and for the said State, personally appeared, Ryan Hobart, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.





Notary Public in and for the State of Iowa

**DEDICATION OF PLAT
OF
CHRIS AND NELSON ENDRES SUBDIVISION**

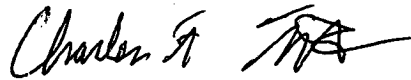
KNOW ALL MEN BY THESE PRESENT:

That Charles F. Tibben and Kimberly D. Tibben, do hereby certify that they are the sole owners and proprietors of the following-described real estate:

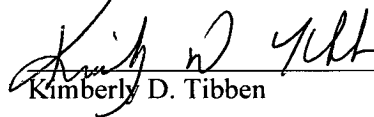
The Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Four (4), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; EXCEPT Parcel "B" located therein, containing 10.03 acres, as shown in Plat of Survey filed in Book 2011, Page 373 on February 3, 2011, in the Office of the Recorder of Madison County, Iowa.

That the subdivision of the above described real estate, as shown by the Final Plat of Chris and Nelson Endres Subdivision is with the free consent and in accordance with the owners' desire as owners of said real estate.

Dated this 16 day of September, 2025.



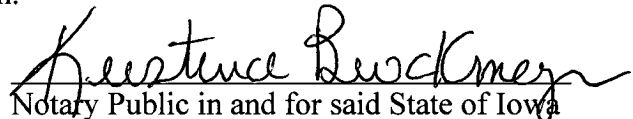
Charles F. Tibben



Kimberly D. Tibben

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on this 16th day of September 2025, by Charles F. Tibben and Kimberly D. Tibben.


Notary Public in and for said State of Iowa



**ATTORNEY'S OPINION FOR PRELIMINARY PLAT
CHRIS AND NELSON ENDRES SUBDIVISION
MADISON COUNTY, IOWA**

I, Mark L. Smith, an attorney at law licensed to practice under the laws of the State of Iowa, have examined the abstract of title in one (1) part, last certified to September 9, 2025, at 8:00 A.M., by Madison County Abstract Company purporting to show the chain of title to the following described real estate, which is the real property contained in Preliminary Plat, Chris and Nelson Endres Subdivision, Madison County, Iowa.

The Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Four (4), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; EXCEPT Parcel "B" located therein, containing 10.03 acres, as shown in Plat of Survey filed in Book 2011, Page 373 on February 3, 2011, in the Office of the Recorder of Madison County, Iowa.

In my opinion, merchantable title to the above-described property is in the name of Charles F. Tibben and Kimberly D. Tibben, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common, free and clear of all liens and encumbrances, except:

1. Entry No. 7 shows an Easement granted to Warren Water, Inc., its successors and assigns, dated March 6, 1998, and filed May 21, 1998, in Deed Record 140, Page 69 of the Recorder's Office of Madison County, Iowa, for a waterline and all necessary appurtenances thereto.

Respectfully submitted,

JORDAN, OLIVER & WALTERS, P.C.



Mark L. Smith, Title Guaranty No. 10074

CERTIFICATE OF THE COUNTY TREASURER OF MADISON COUNTY, IOWA

I, Kylee Barber, do hereby certify that I am the duly elected Treasurer of Madison County, Iowa; that I have examined the records in my office, and that there are no unpaid taxes forming a lien against the following-described real estate, to-wit:

CHRIS AND NELSON ENDRES SUBDIVISION

The Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Four (4), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; EXCEPT Parcel "B" located therein, containing 10.03 acres, as shown in Plat of Survey filed in Book 2011, Page 373 on February 3, 2011, in the Office of the Recorder of Madison County, Iowa.

Owned by: Charles F. Tibben and Kimberly D. Tibben

DATED at Winterset, Iowa, this 17th day of October, 2025.

Kylee Barber
Kylee Barber, Treasurer of Madison County, Iowa

Pursuant to Iowa Code requirements, the following proposed subdivision name:

CHRIS AND NELSON ENDRES SUBDIVISION

For property located at:

The Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Four (4), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; EXCEPT Parcel "B" located therein, containing 10.03 acres, as shown in Plat of Survey filed in Book 2011, Page 373 on February 3, 2011, in the Office of the Recorder of Madison County, Iowa.

And owned by: Charles F. Tibben and Kimberly D. Tibben

Has been approved on the 17 day of September, 2025.

Auditor, Madison County, Iowa.

By Michele Brant
Michele Brant, Auditor

AGREEMENT

This Agreement made and entered into, by and between, the proprietors of Chris and Nelson Endres Subdivision and Mike Hackett, Madison County Engineer.

NOW THEREFORE IT IS AGREED AS FOLLOWS:

The proprietors of Chris and Nelson Endres Subdivision, a Plat of the following described real estate:

The Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Four (4), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; EXCEPT Parcel "B" located therein, containing 10.03 acres, as shown in Plat of Survey filed in Book 2011, Page 373 on February 3, 2011, in the Office of the Recorder of Madison County, Iowa.

hereby agree that all private roads located within Chris and Nelson Endres Subdivision are private roads and are not being dedicated to Madison County, Iowa. Said proprietors consent and agree that such roads shall not be maintained in any manner by Madison County, Iowa, or the Madison County Engineer's Department.

Date: OCTOBER 30, 2025.

PROPRIETORS OF CHRIS AND NELSON
ENDRES SUBDIVISION

By Charles F. Tibben
Charles F. Tibben

By Kimberly D. Tibben
Kimberly D. Tibben

Mike Hackett
Mike Hackett, Madison County Engineer

**LAND DISTURBING ACTIVITIES
AFFIDAVIT**

STATE OF IOWA :
: ss
MADISON COUNTY :

Pursuant to section 161 A.64, Code of Iowa in consideration for permission to engage in a land disturbing activity as defined in that statute, and recognizing that the agency authorized by that statute to receive and file this affidavit will rely on the statements we make herein, We, Charles F. Tibben and Kimberly D. Tibben, being first duly sworn on oath, do solemnly swear to affirm that:

We do not plan to engage in land disturbing activities upon the following described real estate:

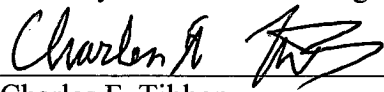
The Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Four (4), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; EXCEPT Parcel "B" located therein, containing 10.03 acres, as shown in Plat of Survey filed in Book 2011, Page 373 on February 3, 2011, in the Office of the Recorder of Madison County, Iowa.

As owners or occupants of the land described above, we are aware that we must establish and maintain soil conservation practices as necessary to meet the soil loss limits established by the Madison County Soil and Water Conservation District, pursuant to sections 161A.43, and 161A.44, Code of Iowa.

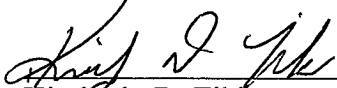
We are aware that loss limit regulations prohibit sediment from leaving the site in excess of 5 tons per acre per year. The land disturbing activities described above will be conducted in a manner that will insure compliance with the soil loss limit regulations.

We assume responsibility for all land disturbing activities conducted on this property by us or other people entities we represent. This authority covers only the land and land disturbing activity described above.

We are the owners of the land, and have full authority to enter into this agreement.

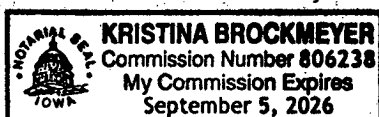


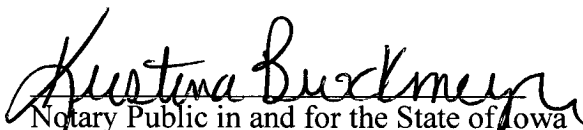
Charles F. Tibben



Kimberly D. Tibben

Subscribed and sworn to before me by Charles F. Tibben and Kimberly D. Tibben, on this 16th day of September, 2025.





Notary Public in and for the State of Iowa

ZO – Resolution 11125B
RESOLUTION APPROVING FINAL PLAT
OF CHRIS AND NELSON ENDRES SUBDIVISION
MADISON COUNTY, IOWA

WHEREAS, there was filed in the Office of the Zoning Administrator of Madison County, Iowa, a registered land surveyor's plat of a proposed subdivision known as Chris and Nelson Endres Subdivision; and

WHEREAS, the real estate comprising said plat is described as follows:

The Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Four (4), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; EXCEPT Parcel “B” located therein, containing 10.03 acres, as shown in Plat of Survey filed in Book 2011, Page 373 on February 3, 2011, in the Office of the Recorder of Madison County, Iowa.

WHEREAS, there was also filed with said plat a dedication of said plat containing a statement to the effect that the subdivision as it appears on the plat is with the free consent and in accordance with the desire of the proprietors, Charles F. Tibben and Kimberly D. Tibben.

WHEREAS, said plat was accompanied by a complete abstract of title and an opinion from an attorney at law showing that title in fee simple is in said proprietor and that the platted land is free from all encumbrances, and a Certified statement from the Treasurer of Madison County, Iowa, that said platted land is free from taxes.

WHEREAS, the Madison County Board of Supervisors finds that this rural subdivision is within two (2) miles of the City of Patterson, Iowa, and is thereby subject to concurrent jurisdiction of this City's subdivision laws or ordinances and that the City of Patterson, Iowa has approved this subdivision; and,

WHEREAS, the Board of Supervisors, Madison County, Iowa, finds that said plat conforms to the provisions of the Zoning Ordinance of Madison County, Iowa, and that the plat, papers and documents presented therewith should be approved by the Board of Supervisors, and that said plat, known Chris and Nelson Endres Subdivision should be approved by the Board of Supervisors, Madison County, Iowa.

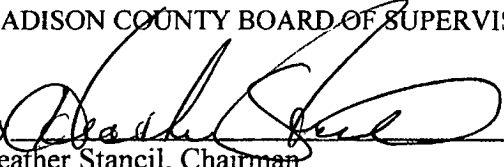
NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors, Madison County, Iowa:

1. That said plat, known as Chris and Nelson Endres Subdivision, prepared in connection with said plat and subdivision is hereby approved.

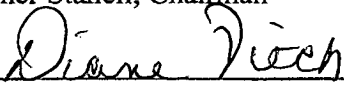
2. The Zoning Administrator of Madison County, Iowa, is hereby directed to certify this resolution which shall be affixed to said plat to the County Recorder of Madison County, Iowa, and attend to the filing and recording of the plat, papers and documents which should be filed and recorded in connection therewith.

DATED at Winterset, Iowa, this 11th day of November, 2025.

MADISON COUNTY BOARD OF SUPERVISORS

By 
Heather Stancil, Chairman

☒ Aye ☐ Nay

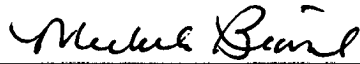
By 
Diane Fitch, Supervisor

☒ Aye ☐ Nay

By 
Jessica Hobbs, Supervisor

☒ Aye ☐ Nay

ATTEST:


Michele Brant, Madison County Auditor

Prepared by: Mark L. Smith, PO Box 230, Winterset, IA 50273 515/462-3731
Return to: Mark L. Smith, PO Box 230, Winterset, IA 50273 515/462-3731

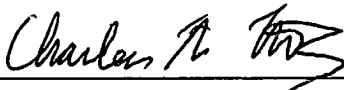
AFFIDAVIT

STATE OF IOWA :
: ss
MADISON COUNTY :

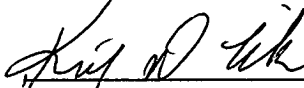
We, Charles F. Tibben and Kimberly D. Tibben, first being duly sworn on oath state that this Affidavit concerns the chain of title to the following described real estate:

The Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Four (4), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; EXCEPT Parcel "B" located therein, containing 10.03 acres, as shown in Plat of Survey filed in Book 2011, Page 373 on February 3, 2011, in the Office of the Recorder of Madison County, Iowa.

I further state that my property has compliant fencing.



Charles F. Tibben



Kimberly D. Tibben

Subscribed and sworn to before me on this 16th day of September, 2025, by Charles F. Tibben and Kimberly D. Tibben.





Notary Public in and for the State of Iowa

RESOLUTION 2025-06

**RESOLUTION APPROVING FINAL PLAT
OF CHRIS AND NELSON ENDRES SUBDIVISION
MADISON COUNTY, IOWA**

WHEREAS, there was filed in the Office of the City Clerk of the City of Patterson, Madison County, Iowa, a registered land surveyor's plat of a proposed subdivision known as Chris and Nelson Endres Subdivision; and

WHEREAS, the real estate comprising said plat is described as follows:

The Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Four (4), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; EXCEPT Parcel "B" located therein, containing 10.03 acres, as shown in Plat of Survey filed in Book 2011, Page 373 on February 3, 2011, in the Office of the Recorder of Madison County, Iowa.

WHEREAS, there was also filed with said plat a dedication of said plat containing a statement to the effect that the subdivision as it appears on the plat is with the free consent and in accordance with the desire of the proprietors, Charles F. Tibben and Kimberly D. Tibben.

WHEREAS, said plat was accompanied by a complete abstract of title and an opinion from an attorney at law showing that title in fee simple is in said proprietor and that the platted land is free from encumbrance and a Certified statement from the Treasurer of Madison County, Iowa, that said platted land is free from taxes.

WHEREAS, the City Council of the City of Patterson, Madison County, Iowa, finds that said plat conforms to the provisions of the Ordinances of the City of Patterson, Madison County, Iowa, and that the plat, papers and documents presented therewith should be approved by the City of Council of the City of Patterson, Madison County, Iowa.

NOW, THEREFORE, BE IT RESOLVED by the City of Council of the City of Patterson, Madison County, Iowa:

That said plat, known as Chris and Nelson Endres Subdivision, prepared in connection with said plat and subdivision is hereby approved.

DATED at Patterson, Iowa, this 12 day of November, 2025.

CITY OF PATTERSON, IOWA

By

Rollie Robbins
Rollie Robbins, Mayor

ATTEST:

K. Wiskey
City Clerk





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Date 11/20/2025 Time 1:21:56PM
Rec Amt \$77.00 Aud Amt \$5.00

BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHRIS AND NELSON ENDRES SUBDIVISION- FINAL PLAT

INDEX LEGEND

LOCATION: Part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 4
T 75N, R 26W, Madison County, Iowa

OWNER: Charles F & Kimberly D Tibben
2256 Bevington Park Road, St Charles IA 50240

SURVEY FOR: Chris Endres

ASSOCIATED WARRANTY DEED: Book 2011 Page 848
DOCUMENTS:

PREPARED BY CHAD A. DANIELS
RETURN TO: DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210
515-577-2583

SURVEY LEGEND

- () - Recorded Distance/Bearing
--- 33' Road Easement
- - - Section line
- x - x - Fence line
- - - - - Building setback line
--- Proposed driveway
Monuments
▲ - Found section corner
● - Set 1/2" red plastic capped rebar, #17532
○ - Set 12" spike w/ brass washer, #17532
■ - Found 1/2" orange ir #13427
□ - Found 1/2" yellow ir #5041
BASIS OF BEARINGS IS IA RCS ZONE 8

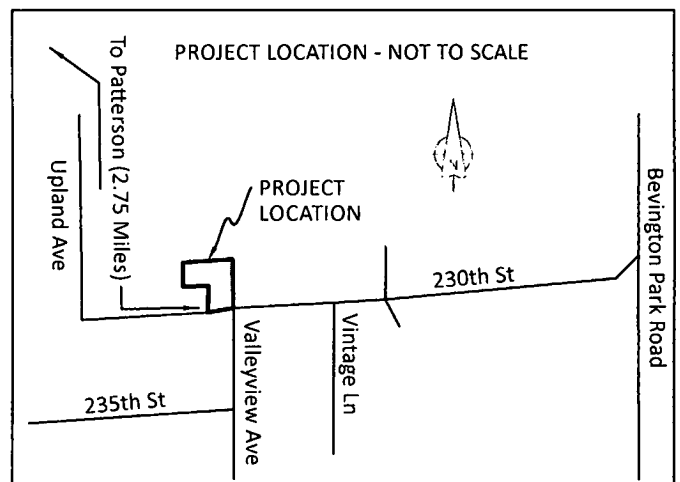
DESCRIPTION - CHRIS AND NELSON ENDRES SUBDIVISION:

The Southeast Quarter of the Southeast Quarter of Section 4, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, EXCEPT, Parcel B, filed on 3 February 2011 and recorded in Book 2011 Page 373.

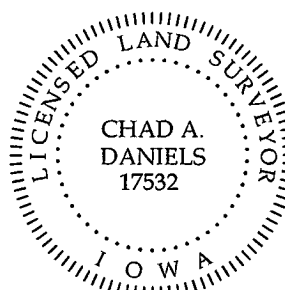
Current Zoning: A-1 (Agricultural)
Proposed Water - Rural Water
Proposed Septic - Individual System

ADJACENT LANDOWNERS (No. in a box):

- 1 Jennifer Brown & Adam Fisher
3089 230th Street, St Charles IA 50240
- 2 Nickie Hunter
1005 N 3rd Avenue, Winterset IA 50273
- 3 Bunny Southard & James Haley
3054 St Charles Road, St Charles IA 50240
- 4 Thomas & Lynne Walker
2311 Vintage Lane, St Charles IA 50240
- 5 Steven Morgan & Jenny Braun
2391 Valleyview Avenue, St Charles IA 50240



TRACT:	AREA BY TRACT:		
	NET (AC):	R.O.W. (AC):	TOTAL (AC):
Lot 1	2.80	0.20	3.00
Outlot X	26.50	0.23	26.73
TOTAL	29.30	0.43	29.73



I hereby certify that this surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Signed Chad A. Daniels 29 Aug 25
Chad A. Daniels Date

Iowa License No. 17532
My license renewal date is 12-31-2026
Page No.'s covered by this seal: 1 and 2

0 200 400 FEET

